086.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,600 / 874,600
					USE VALUE:	874,600 / 874,600
					ASSESSED:	874,600 / 874,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAUGHLEY NATHANIEL	
Owner 2:	MEINKE ANNE	
Owner 3:		
Street 1:	195 WESTMINSTER AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ROTHSTEIN ELLEN M -
Owner 2:	-
Street 1:	195 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,425 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7425.000	424,000	700	449,900	874,600
Total Card	0.170	424,000	700	449,900	874,600
Total Parcel	0.170	424,000	700	449,900	874,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.72 | /Parcel: 502.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

54595

GIS Ref

GIS Ref

Insp Date

11/08/18

!7032!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,000	700	7,425.	449,900	874,600	874,600	Year End Roll	12/18/2019
2019	101	FV	317,600	0	7,425.	443,500	761,100	761,100	Year End Roll	1/3/2019
2018	101	FV	317,600	0	7,425.	340,700	658,300	658,300	Year End Roll	12/20/2017
2017	101	FV	288,700	0	7,425.	321,400	610,100	610,100	Year End Roll	1/3/2017
2016	101	FV	253,900	0	7,425.	295,700	549,600	549,600	Year End	1/4/2016
2015	101	FV	239,900	0	7,425.	276,400	516,300	516,300	Year End Roll	12/11/2014
2014	101	FV	239,900	0	7,425.	254,500	494,400	494,400	Year End Roll	12/16/2013
2013	101	FV	228,100	0	7,425.	254,500	482,600	482,600		12/13/2012

PRINT

Date	Time
12/10/20	21:42:52

LAST REV

Date	Time
03/30/20	07:59:26

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7032

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHSTEIN ELLEN	66386-441		11/16/2015		825,000	No	No		
MAJDLOCH JIRI/E	60639-320		12/4/2012	Convenience	1	No	No		
NOLAN ADELAIDE	26617-503		8/28/1996		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2020	222	Solar Pa	14,000	C				
11/28/2017	1583	Heat App	500	C				
2/15/2013	213	Manual	5,000	C				
12/11/2012	1623	Renovate	68,000	C				
4/6/1999	172	Porch	25,000					REBUILD PORCH/SIDI

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
8/25/2016	Sales Review	PT	Paul T
7/3/2013	Info Fm Prmt	EMK	Ellen K
5/22/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
3/25/2009	Measured	372	PATRIOT
2/1/2000	Meas/Inspect	263	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7425		Sq. Ft.	Site		0	70.	0.87	6									449,927						449,900	

Total AC/HA: 0.17045 | Total SF/SM: 7425 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 449,927 | Spl Credit | Total: 449,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	173.350
Other Features:	91611
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475295
Depreciation:	51332
Depreciated Total:	423964

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

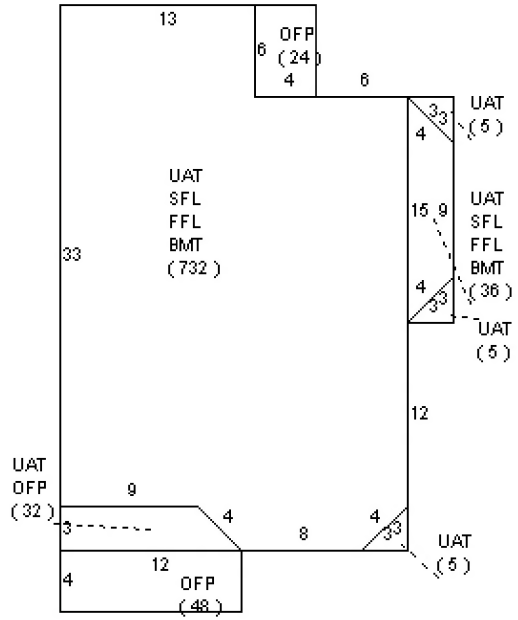
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.68
Special Features:	0	Val/Su Net:	162.33
Final Total:	424000	Val/Su SzAd	276.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	52.000	39,940
FFL	First Floor	768	173.350	133,133
SFL	Second Floor	768	173.350	133,133
UAT	Upper Attic	204	151.680	30,905
OFP	Open Porch	104	32.360	3,366

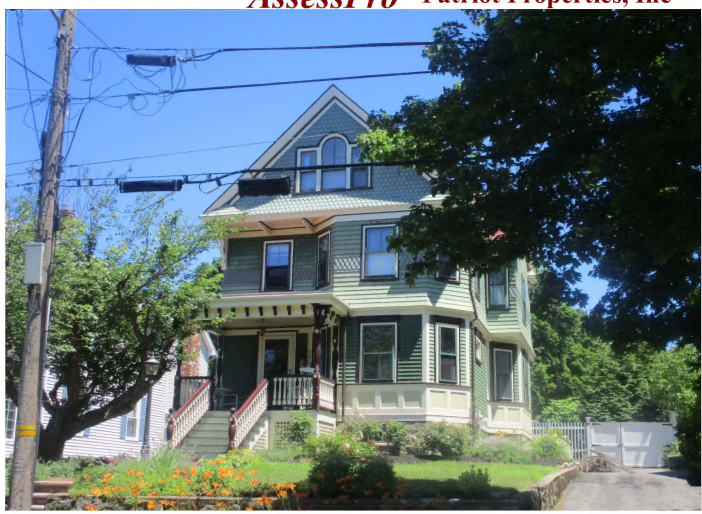
Net Sketched Area:	2,612			Total:	340,477
Size Ad	1536	Gross Are	3223	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2012	0.00	T	5.6	101						
19	Patio	D	Y	1	10X18	A	AV	2010	4.33	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700